

## Urban Subcommittee

### Transit Corridor Planning Table

July 6, 2005

Initial Proposal	Recommendation
<p><b>Who is a Qualified Applicant?</b> A public or private, profit or non-profit entity, including a government corporation or a management district?</p> <p><b>What is needed to qualify an applicant?</b></p> <ol style="list-style-type: none"> <li>1. Information including date it was organized, its purpose, its membership, its management, its bylaws and its budget;</li> <li>2. The boundaries of the transit corridor planning area</li> <li>3. The resources available to the applicant and the time table to complete the planning process;</li> <li>4. The communication process for ensuring stakeholder and community input.</li> </ol> <p><b>How to approve an applicant?</b> Considerations:</p> <ol style="list-style-type: none"> <li>1. Does the applicant have the capability and resources to complete the transit corridor plan in a reasonable time frame?</li> <li>2. Has the applicant justified the development of a plan?</li> <li>3. Is the communication process adequate to provide an opportunity for stakeholder and community participation?</li> </ol> <p>Should the planning director approve the applicant or should the planning commission make a determination after a public hearing?</p>	<p>P&amp;D is responsible for managing the process, assist with identifying stakeholders, assuring adequate public participation, and advise on rule modification.</p> <p>Retaining consultants as appropriate to work with the community to develop the transit corridor plan (See "What should a transit corridor plan include"), outreach, public meetings and develop rule modification.</p> <p>Transit Corridor Plan is presented to the Planning Commission for a public hearing. At the public hearing the Planning Commission may recommend approval, approval subject to modifications or disapproval. Applications that are recommended for approval with or without modifications are forward to City Council for consideration.</p>
<p><b>Transit corridor planning area?</b></p> <ol style="list-style-type: none"> <li>1. Length: the entire length of a street that the Metropolitan Transit Authority has identified as a route for light rail as part of its light rail plan or a portion at least one-half mile long that includes a transit station.</li> <li>2. Depth: at least two blocks or 750 feet on either side of the transit street (or more subject to justification of impact)</li> </ol>	<p>The planning process will determine the appropriate transit corridor planning area (segments and/or nodes) that reflect the impact of transit corridor on station distances, commercial opportunity and neighborhood impact.</p>

<p><b>What should a transit corridor plan include?</b></p> <ol style="list-style-type: none"> <li>1. A description of the characteristics of the transit corridor, including: <ol style="list-style-type: none"> <li>a. A map showing existing land uses;</li> <li>b. A description of the conditions in the transit corridor;</li> <li>c. A list of business activity on each parcel</li> <li>d. A description of any factors relevant to the transit corridor.</li> </ol> </li> <li>2. A statement of the development goals of the corridor plan.</li> <li>3. A description of problems that impede development of the corridor including physical or regulatory issues;</li> <li>4. A discussion of the economic development opportunities that could result from the resolution of the problems;</li> <li>5. A description of how adjacent residential areas will be impacted by the corridor development and how negative affects could be mitigated.</li> <li>6. A discussion of the program for active participation in the development of the transit corridor plan by property owners, business interests and residents within the area.</li> <li>7. A discussion on street and sidewalk issues</li> </ol>	
<p><b>Ordinances that could be tailored as part of a transit corridor plan?</b></p> <ol style="list-style-type: none"> <li>1. Parking: more or less parking due to rail development?</li> <li>2. Landscaping: special requirements relevant to corridor?</li> <li>3. Historic Preservation: special focus on local preservation requirements?</li> <li>4. Hotel Motel location criteria adjustments?</li> <li>5. Subdivision/Development plats? <ol style="list-style-type: none"> <li>a. Setbacks</li> <li>b. Open space</li> <li>c. Density</li> <li>d. Lot size</li> <li>e. Residential parking</li> <li>f. Sidewalks</li> <li>g. Café's</li> </ol> </li> </ol>	